

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING HELD ON JULY 19, 2004  
(Approved August 2, 2004)

The Board of Supervisors held their Workshop Meeting on Monday, June 21, 2004. Present for the meeting were supervisors David K. Leinbach, Robert F. Preston and W. Atlee Rinehart. Also, in attendance was John A. Koury, Jr., Township Solicitor. Mr. Preston called the meeting to order at 7:00 p.m. Mr. Leinbach arrived at 7:35 p.m.

Mr. Rinehart moved to adopt Ordinance No. 128 amending the Township of East Coventry Code of Ordinances, repealing existing Chapter 22, entitled "Subdivision and Land Development" and known as "The East Coventry Township Subdivision and Land Development Ordinance of 1993," and adding a new Chapter 22, entitled "Subdivision and Land Development" and to be known as "The East Coventry Township Subdivision and Land Development Ordinance of 2004," further providing for the regulations and of subdivisions and land developments within East Coventry Township. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach was not present for vote.

Mr. Rinehart moved to adopt Ordinance No. 129 amending Chapter 21, entitled "Streets and Sidewalks," of the Township of East Coventry Code of Ordinances, repealing existing Part 1 and adding a new Part 1, further providing for driveways. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach was not present for vote.

Mr. Rinehart moved to adopt Resolution No. 2004-25 adopting updated roadway classifications for Township and Commonwealth of Pennsylvania roadways in East Coventry Township. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach was not present for vote.

## **1. MINUTES**

### Minutes of the June 14, 2004 Special Meeting

Mr. Rinehart moved to approve the minutes of the June 14, 2004 special meeting as presented. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach was not present for vote.

### Minutes of the June 21, 2004 Workshop Meeting

Mr. Rinehart moved to approve the minutes of the June 21, 2004 workshop meeting as presented. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach was not present for vote.

### Minutes of the June 28, 2004 Special Meeting

Mr. Rinehart moved to approve the minutes of the June 28, 2004 special meeting as amended. Mr. Preston seconded the motion. The motion carried. Amendment being under subheading, Zoning Ordinance Discussion, in the third paragraph change "July 28, 2004" to "July 26, 2004". Mr. Leinbach was not present for vote.

## **2. PUBLIC COMMENTS**

Mr. Steve Soloman of 715 Kulp Road noted concerns of the road leading to Blossom Meadows II subdivision being directly in front of his residence. Mr. Preston stated legal approval has been given to the plan and an adjustment may not be feasible. The Board suggested the resident contact the developer of this project, All County Partnership.

Mr. David Heim asked the status of the weed violations and Mr. Preston noted progress is being made.

Mr. Walter Woessner stated concerns with the realignment of Ellis Woods Road and Schoolhouse Road for the Heather Glen subdivision. Mr. Preston suggested the Planning Commission make plan recommendation only after they are satisfied with the road realignment.

Mrs. Ann Sage requested the sewer survey results and the Township Manager noted they would be released shortly. Mrs. Sage noted concerns of the fire on East Cedarville Road and Mr. Preston noted a press release can be found at the Township Office and the Township website.

### 3. REPORTS

#### Reports from Various Departments and Committees

Mr. Leinbach moved to approve reports from various departments and committees. Mr. Preston seconded the motion. The motion carried unanimously.

#### Fund Balances Report

Mr. LaLonde read the fund balance total listed below. Mr. Leinbach moved to accept the fund balances report as read. Mr. Preston seconded the motion. The motion carried unanimously.

<b>Fund</b>	<b>Checking</b>	<b>Money Market</b>	<b>CDs</b>	<b>Total</b>
General	\$31,906.97	\$182,941.26		\$214,848.23
Capital Reserve		\$997.16		\$997.16
Highway Aid	\$7,270.05	\$178,838.74		\$186,108.79
Tax*		\$0		\$0
Sanitary Sewer	\$17,076.69	\$451.32		\$17,528.01
Phase I Sewer		\$1,475.35		\$1,475.35
Police Safety	\$3,772.12			\$3,772.12
<b>TOTAL</b>				<b>\$424,729.66</b>

Contexant Water Users Fund

\$4,950.79

\* Account closed and merged with General Fund Money Market as of 6/29/04

### 4. SUBDIVISION AND LAND DEVELOPMENT

Project: Eckhart Subdivision                      Applicant: Brandie Layne Associates, Inc.

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 5 for Eckhart Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Bethel Church Road Subdivision

Applicant: William Sperry

Mr. Leinbach moved to approve Resolution No. 2004-23 granting final plan approval for the Bethel Church Road Subdivision with the note the developer has indicated they will be contributing the \$650.00 per unit. Mr. Preston seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to authorize the Township Solicitor to prepare the improvements agreements for the Bethel Church Road Subdivision. Mr. Preston seconded the motion. The motion carried unanimously.

Mr. Kim Kryder of Bursich Associates, Inc., representing the applicant, stated the \$650.00 per unit would be contributed for this project.

Project: Coventry Ridge

Applicant: Heritage Building Group

Mr. Leinbach moved to authorize the Township Solicitor to prepare the deed of dedication for Hasting Lane of the Coventry Ridge Subdivision, arrange for the necessary advertising and preparation of maintenance agreement. Mr. Preston seconded the motion. The motion carried unanimously.

Project: Meadowbrooke Hunt

Applicant: Fulmer Road, L.P.

Mr. Leinbach moved to not approve Escrow Release No. 4 for Meadowbrooke Hunt and all further work is shut down on this project until all erosion and sedimentation controls are repaired and fixed as per the plan and signed off by appropriate Township and environmental agencies. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Blossom Meadows I

Applicant: All County Partnership

Mr. Leinbach moved to approve Escrow Release No. 3 for Blossom Meadows I in the amount of \$45,412.57. Mr. Preston seconded the motion. The motion carried unanimously.

Project: Tailored Turf

Applicant: Jeffrey Kratz

Mr. Leinbach moved to approve Resolution No. 2004-24 granting preliminary plan approval for Tailored Turf with the addition of Condition #15 regarding the \$650.00 per unit contribution. Mr. Preston seconded the motion. The motion carried unanimously.

## **5. OTHER BUSINESS**

### Truck Loan

Mr. Rinehart moved to approved Resolution No. 2004-26 for the truck loan borrowing \$25,000.00 at a 2% interest rate. Mr. Leinbach seconded the motion. The motion carried unanimously.

## **6. DISCUSSION ITEMS**

### Sprint PCS Conditional Hearing

Mr. Mike Gill, counsel for Sprint PCS, was present. Mr. Rinehart noted addressing and zoning issues with the plan. Mr. Leinbach said the proposed tower is at a bad location and the tower should be placed on public or township property as per Zoning Ordinance. Mr.

Gill noted a 30-day extension would be granted and confirmed in writing. Mr. Leinbach suggested the applicant review the Walley-Frederick sketch plan.

#### Tree Removal Policy

Mr. Preston moved to turn over the Tree Removal Policy prepared by the Township to the Township Solicitor to put in the form of a resolution. Mr. Leinbach seconded the motion. The motion carried unanimously.

#### Pottstown Metropolitan Regional Plan Use Prioritization

There was a review of the Pottstown Metropolitan Regional Plan Use Prioritization information submitted by the Planning Commission. Comments will be incorporated into the form prior to submission to the Pottstown Metropolitan Regional Plan Committee.

#### SpeedSentry Mobile Speed Detection Display Sign

Mr. Rinehart moved to approved the purchase of a SpeedSentry mobile speed detection display sign for the amount of \$3,850.00 to be split between the Highway Aid Fund and General Fund. Mr. Leinbach seconded the motion. The motion carried unanimously.

### **7. PAYMENT OF BILLS**

Mr. Leinbach moved to approve payment of the bills as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

### **8. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD**

The Township Solicitor requested an executive session to discuss the DiGiuseppe subdivision, Garramone enforcement issues, Dambrink-Jackson issues, and the mobile speed detection display sign donation request.

It was noted that residents wanting to hook into the water line should contact the water company directly.

Mr. Preston stated the ordinance to relocate and vacate Spiece Road is continued to July 26, 2004.

Mr. Leinbach asked if a fire hydrant plan has been established and it was noted a plan is in place.

Mr. Leinbach noted the letter received from the Parks and Recreation Committee regarding a Community Center for the township. Mr. Leinbach thought it was a good idea and it would be worthwhile to investigate the Parkerford Church of the Brethren site. It was requested a letter be sent to the Church asking their intentions and funding options should be investigated.

Mr. Leinbach observed the gambling bill passed will not reduce earned income taxes, in fact they will increase.

### **9. ADJOURNMENT**

The Board of Supervisors recessed into executive session at 8:45 p.m. to discuss litigation issues. The monthly meeting reconvened and adjourned at 10:40 p.m.

Respectfully submitted,

Robert F. Preston,  
Township Secretary/Treasurer